

1500 Hauser Blvd
Los Angeles, CA 90019

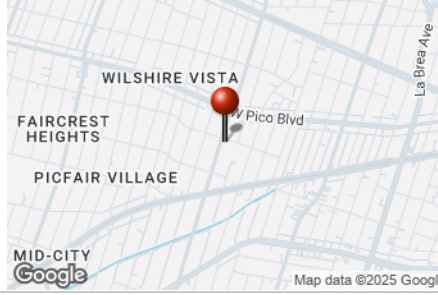
4
of Units

3,858/Vendor
Enhanced
Sqft

6,753 Lot Size
Vendor
Enhanced

Income
LP \$1,688,000

\$
Active



Area	16 Mid Los Angeles
Subdivision	
List Price Per Sqft	\$437.53
Vacancy	3%
Total Bedrooms	4
Total Bathrooms	4.00
MLS#	25-477405
APN	5069-031-038

Type	# of Units	Bedrooms	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 1	1	1	1.00	No	\$1,911.00	\$1,911.00	\$2,300.00
Unit 2	1	1	1.00	No	\$1,872.00	\$1,872.00	\$2,300.00
Unit 3	1	1	1.00	No	\$2,190.00	\$2,190.00	\$2,300.00
Unit 4	1	1	1.00	No	\$2,163.00	\$2,163.00	\$2,300.00

Directions: On the corner of Hauser Blvd and Saturn St.

Remarks: Proudly presenting this remarkable pride of ownership. LOCATION, LOCATION, LOCATION!!! Situated right next to Miracle Mile in a popular, high rental demand area. Ideal 4-unit property with amazing potential. All four 1-bed 1-bath units are spacious and can easily be converted to 2-bed units. All units have laundry hookups in-unit and each unit has its own garage space. Potential gold mine with the possibility to add value by building four ADUs.

Agent Remarks: ***1. DISCLAIMER: PROPERTY SHALL BE SOLD IN ITS CURRENT "AS-IS" CONDITION. SELLER AND LISTING AGENT DO NOT GUARANTEE THE ACCURACY OF ANY & ALL INFORMATION PER THE MLS. LISTED INFORMATION IS DEEMED TO BE RELIABLE BUT BUYER AND/OR SELLING AGENT SHALL VERIFY ALL INFORMATION THROUGH DUE DILIGENCE FOR THEIR OWN SATISFACTION. ***2. COMMUNICATION: Please direct all inquiries to LA1 via phone or email and submit all documents and files, including offers with POF & pre-approval, to mjskre@gmail.com. Please refer to the attached offer guidelines for details. ***3. SHOWINGS: Please refer to Showing Remarks. No showings until accepted offer.

Showing Remarks: No showings prior to accepted offer. Please submit offer subject to inspection.

Income Details	
Scheduled or Actual	Actual
Rent Control %	
GOI	\$96,670
Total Expense	\$40,300
NOI	\$56,370
Gross Income	\$96,670
Cap Rate	
GRM	17.46
Actual AGR	
Actual GAI	

Structure Info	
Type of Units	Apartment
Year Built/Source	1928/Vendor Enhanced
Stories	2
Buildings	2
Security	
Sewer	
Style	
Prop Condition	
View	
Water	

Contract Info		DOM 7
List Date	01-07-2025	
List Price	\$1,688,000	
Orig List Price	\$1,688,000	
Status Date	01-07-2025	
Change Date/Type	01-07-2025/New Listing	
Sale Type	Standard	
Listing Type	Exclusive Right	
Disclosure	As Is	
Seller Concessions?	Yes	

Land/Parking Info	
Zoning	LAR2
Addl Parcel	
Rent Control	
Land Type	
Parking Type	Garage - 4+ Car, Garage Is Detached, Driveway - Concrete
Total Parking	4
Covered Parking	
Uncovered Parking	

Community/Development	
Complex/Assoc Name	
Tax Mello Roos	
Mgmt. Co. Name	
Mgmt. Co. Phone	
Oth. Mgmt. Co. Name	
Oth. Mgmt. Co. Phone	

Showing Info	
Contact Name	
Contact Phone	
Occupancy/Show	Drive By, Accepted Offer
Lockbox Location	
Lockbox Type	
Occupant Type	Tenant
Gate Code	

Interior Features	
AC/Cooling	Wall Unit(s)
Heating	Wall
Equip/Apppl	Range/Oven, Gas Dryer Hookup
Flooring	
Laundry	
Laundry Equip	

Exterior Features	
Construction	
Exterior Constr	
Pool	
Roofing	
Spa	
Fence	

MiJeong Kim
Mi Jeong Kim DRE#: 01887660
Seller's Agent1 CALDRE#: 01887660

Phone / Cell	p: 213-503-8070 / c: 213-503-8070
Email	mjskre@gmail.com
Office Phone	213-503-8070

Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. The property may have video/surveillance devices. VESTAPLUS™ Copyright © 2025 by TheMLS™. Information deemed reliable but not guaranteed. Presented by: MiJeong Kim CALDRE# 01887660

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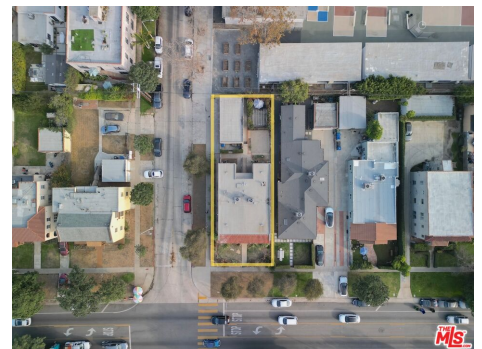
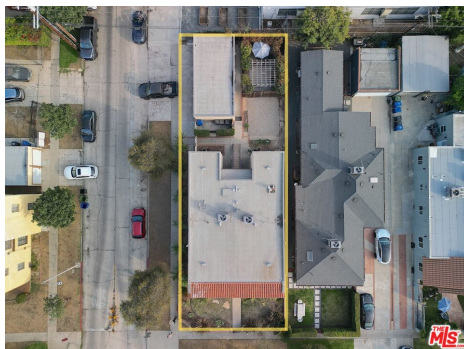
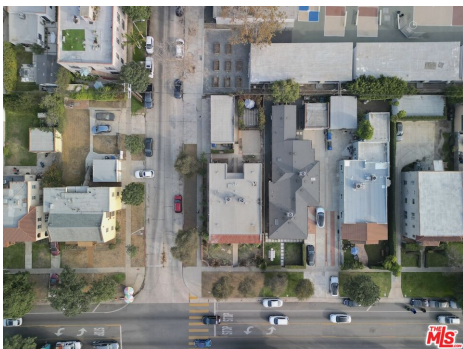
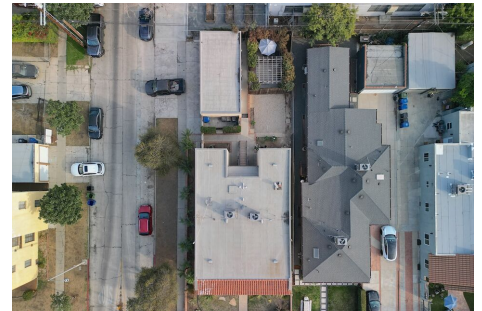
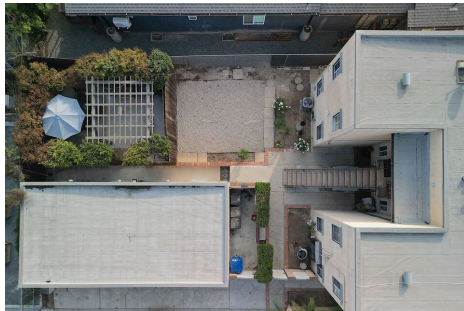
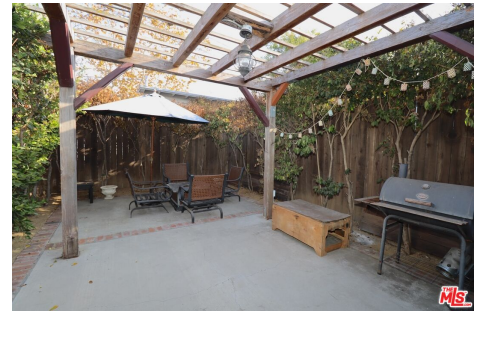
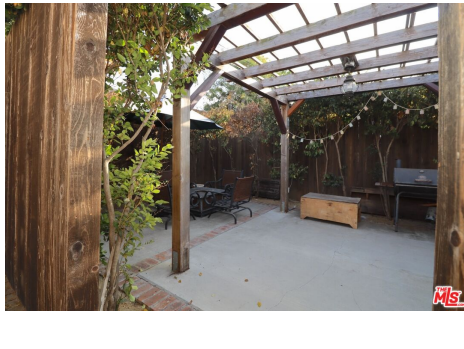
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